069.0	0004	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	683,600 / 683,600
					USE VALUE:	683,600 / 683,600
					ASSESSED:	683,600 / 683,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALLAHAN MICHAEL & MICHELLE
Owner 2:	
Owner 3:	
Street 1:	38 KIMBALL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAMILTON CHRISTOPHER R -
Owner 2:	-
Street 1:	38 KIMBALL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,397 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4397.000	297,300		386,300	683,600
Total Card	0.101	297,300		386,300	683,600
Total Parcel	0.101	297,300		386,300	683,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.89 | /Parcel: 486.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44393

GIS Ref

GIS Ref

Insp Date 11/08/18

!5956!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,500	0	4,397.	386,300	683,800	683,800	Year End Roll	12/18/2019
2019	101	FV	244,800	0	4,397.	358,700	603,500	603,500	Year End Roll	1/3/2019
2018	101	FV	244,800	0	4,397.	358,700	603,500	603,500	Year End Roll	12/20/2017
2017	101	FV	244,800	0	4,397.	314,600	559,400	559,400	Year End Roll	1/3/2017
2016	101	FV	244,800	0	4,397.	287,000	531,800	531,800	Year End	1/4/2016
2015	101	FV	238,900	0	4,397.	253,900	492,800	492,800	Year End Roll	12/11/2014
2014	101	FV	238,900	0	4,397.	240,100	479,000	479,000	Year End Roll	12/16/2013
2013	101	FV	238,900	0	4,397.	228,500	467,400	467,400		12/13/2012

PRINT

Date	Time
12/10/20	20:46:40

LAST REV

Date	Time
11/22/19	10:28:46

jorourke

PAT ACCT. 5956

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMILTON CHRIST	73566-405	1	10/31/2019		720,000	No	No		
JAROSZ DANIEL/M	59383-293		6/26/2012		488,000	No	No		
FAULKNER F BARR	46180-478		9/29/2005		515,000	No	No		
	13623-662		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	44393
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/1994	111	Manual	7,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	CC	Chris C
9/26/2012	MLS	EMK	Ellen K
2/6/2009	Meas/Inspect	294	PATRIOT
12/17/2005	MLS	MM	Mary M
10/7/1999	Mailer Sent		
10/7/1999	Measured	263	PATRIOT
7/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4397		Sq. Ft.	Site		0	70.	1.26	12									386,338						386,300	

Total AC/HA: 0.10094 | Total SF/SM: 4397 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,338 | Spl Credit | Total: 386,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97806144
Adj $ / SQ:	165.048
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333323
Depreciation:	35999
Depreciated Total:	297325

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

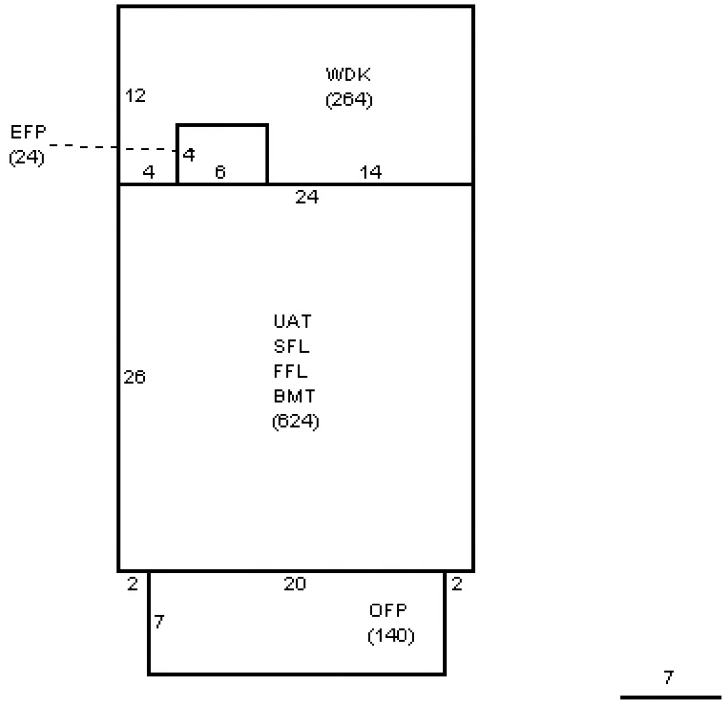
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	58.800	36,690
FFL	First Floor	624	165.050	102,990
SFL	Second Floor	624	165.050	102,990
WDK	Deck	264	9.570	2,527
UAT	Upper Attic	156	66.020	10,299
OFP	Open Porch	140	27.670	3,873
EFP	Enclos Porch	24	71.010	1,704
	Net Sketched Area:	2,456	Total:	261,073
Size Ad	1248	Gross Are	2924	FinArea 1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	25	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.05
Special Features:	0	Val/Su Net:	121.05
Final Total:	297300	Val/Su SzAd	238.22

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	